



27 FRYERS COPSE, COLEHILL, WIMBORNE, DORSET, BH21 2HR
£450,000 FREEHOLD

A 4 BEDROOM DETACHED CHALET STYLE PROPERTY WITH REAR CONSERVATORY, LARGE GARDEN, AMPLE OFF ROAD PARKING AND A GARAGE, IN AN ESTABLISHED RESIDENTIAL ROAD ENJOYING EASY ACCESS TO BOTH WIMBORNE AND FERNDOWN.

SUMMARY:

Occupied by the same family since it was built in the 1950s, the property has been well maintained, and underwent a roof conversion which created 2 large first floor bedrooms and a family bathroom. The flexible ground floor accommodation includes 2 further bedrooms, a shower room and a study.



AT A GLANCE

- Solar panels which reduce running costs
- Study & conservatory
- 2 GF bedrooms, shower room & WC
- 2 large FF bedrooms & bathroom
- Garage, ORP & large garden



DESCRIPTION:

The property benefits from a source heat pump central heating with a back-up gas fired boiler, and fitted solar panels which reduce running costs.

An entrance porch leads to a reception hall with a fitted cupboard. The well proportioned living room has a decorative fireplace, a built-in double cupboard and 2 windows to the front.

The spacious kitchen/dining room has an extensive range of units, space for fridge-freezer, washing machine and cooker, Worcester gas central heating boiler, double glazed door to a lean-to side porch with doors to the front and rear, and door to a brick built garden store room.

Bedroom 3 is a spacious double room, and there is a shower room (with shower and wash basin) and an adjacent WC. There is a single bedroom at the rear, and a study with French doors to a rear conservatory built on a brick plinth, with French doors to the garden.



From the study, an open plan staircase leads to a galleried first floor landing with a vaulted ceiling and a skylight. There are 2 large double bedrooms with 3 double glazed skylights, and ample eaves storage. The family bath/shower room comprises bath, shower, wash basin and WC.

A gravelled driveway provides ample off road parking and leads to a garage (with up-and-over door). The nicely enclosed rear garden has a paved patio (with airsource heat pump), a large lawn, a wildlife pond, a gravelled sitting area and a selection of shrubs.

LOCATION:

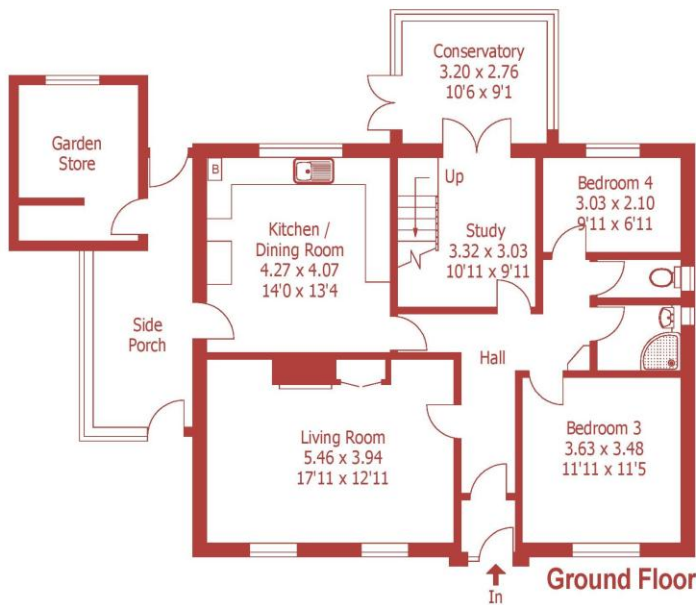
Fryers Copse enjoys easy access to a convenience store in nearby Dales Drive, and to the A31 towards Ringwood, Southampton and London. Colehill offers first and middle schools, a church, a library, local shops including a Co-Op/post office, and scenic walks in Cannon Hill Plantation. Bus services connect to the market town of Wimborne Minster (approximately 2 miles) and Ferndown with its busy shopping centre and wide range of amenities, and to the coastal town of Bournemouth which has a mainline rail link to London Waterloo.

COUNCIL TAX: Band C

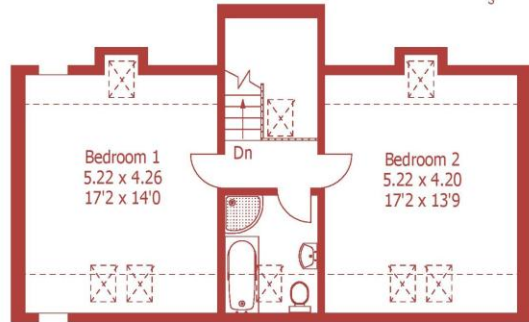
DIRECTIONS:

From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West. At the Canford Bottom junction, take the first turning on the left into Canford Bottom. Turn right into Fryers Copse. At the T-junction, turn right and follow the road around. Number 27 is on the left hand side.





Approximate Gross Internal Area :- 155 sq mt / 1673 sq ft



First Floor

For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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